

# PLEASE READ CAREFULLY BEFORE APPLYING FOR CERTIFICATE

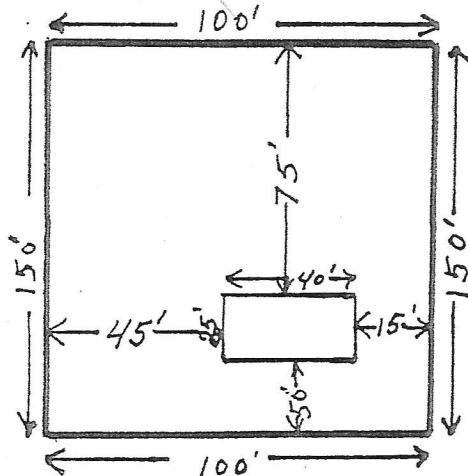
## MANTUA TOWNSHIP

ZONING INSPECTOR:

330-274-9663

For this office to issue permits, the following information is required:

1. Completed zoning application signed on back.
2. Photo copy of septic permit, if applicable.
3. Site plan of lot to be built on; see example below.



Map need not be drawn to scale, but measurements must be correct. Use the reverse side of this sheet for your drawing. PLEASE USE INK PEN. FILL IN ALL BLANKS ON APPLICATION. MUST BE SIGNED ON BACK BY PROPERTY OWNER. PROPERTY OWNERS NAME, ADDRESS, PHONE NUMBER MUST APPEAR IN BLANKS, NOT THE CONTRACTOR.

Minimum setbacks for residential districts:

- 50ft. from road right-of-way.
- 15ft. from sidelines
- 25ft. from rear line

Animal Shelter Setback in Restricted Areas

- 60ft. from road right-of-way
- 50ft. from side or rear lot line
- 100ft downhill from any water well

PROPERTY OWNER'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

TOWNSHIP OF MANTUA  
PORTAGE COUNTY, OHIO

APPLICATION FOR ZONING CERTIFICATE

Application No. \_\_\_\_\_

To the Board of Township Trustees:

The undersigned hereby applies for a Zoning Certificate for the following use, to be issued on the basis of the representations contained herein, all of which the applicant says are true.

1. Location of property \_\_\_\_\_

2. Name of Landowner \_\_\_\_\_

3. Occupant \_\_\_\_\_

4. Proposed use: \_\_\_\_\_ Business  
\_\_\_\_\_ New Construction \_\_\_\_\_ Manufacturing  
\_\_\_\_\_ Remodeling \_\_\_\_\_ Sign Board --- Size  
\_\_\_\_\_ Accessory Building \_\_\_\_\_ Other (explain  
below, use additional sheet if  
necessary)  
\_\_\_\_\_ Residence \_\_\_\_\_ Number of families

5. Sketch of lot, showing existing buildings and proposed contruction or use for which application is made. (Fill in all dimensions and indicate North).

a) Main road frontage \_\_\_\_\_ feet

b) Set back from side of road right of way \_\_\_\_\_ feet

c) Side yard clearance: \_\_\_\_\_ side \_\_\_\_\_ feet / \_\_\_\_\_ side \_\_\_\_\_ feet

d) Rear yard clearance \_\_\_\_\_ feet

e) Depth of lot from right of way \_\_\_\_\_ feet

f) Dimensions of building: Width \_\_\_\_\_ feet / Depth \_\_\_\_\_ feet

g) Highest point of building above the established grade \_\_\_\_\_ feet

6. Buildings: Use \_\_\_\_\_

Number of stories \_\_\_\_\_ Basement \_\_\_\_\_

Usable floor space designed for use as living quarters includes porches, garages, breezeways.

First Floor \_\_\_\_\_ square feet Second Floor \_\_\_\_\_ square feet

Off street parking \_\_\_\_\_ square feet

by the owner or operator. The plan to be submitted with the application shall include line of sight and cross section studies demonstrating the manner in which the line of sight from surrounding properties, not owned or leased by the owner/operator, is to be interrupted. The type of visual screening and sequence in which it is to be done may be customized to suit each mining operation.

4. Airborne Particulate and Operational Nuisance

- a) Adequate operational controls shall be used to minimize the creation of detrimental ground vibrations, sound, pressure, black smoke, noise, odors, or dust. It is recognized that the State of Ohio has expended extensive resources to ascertain acceptable environmental regulatory standards for the control of the aforementioned.
- b) All equipment shall be properly muffled to reduce excessive noise.
- c) Crushers and similar noise generating equipment may be located below ground level, bermed, muffled by stockpiles or physically soundproofed to reduce noise levels.
- d) Crushers and similar noise-generating equipment shall be located and situated to minimize noise intrusion onto other properties that are not used for mineral extraction. The following are ways to reduce noise levels from crushers and similar noise-generating equipment:
  - 1. Effective berm placement
  - 2. Stockpile/overburden placement
  - 3. Below ground level equipment placement
  - 4. Construction of wooden noise-muffling barriers

5. Blasting

Adjoining property owners shall be notified at least twenty four (24) hours prior to any blasting.

h. Hours of Operation

The applicant shall provide a schedule of the expected operating hours and shall be limited only to the following hours and days of the week:

- 1. Monday – Friday: 7:00 A.M. to 5:00 P.M.
- 2. Saturday: 8:00 A.M. to 1:00 P.M.

**500.10B.45. Farm Related Businesses**

- a. The farm related business must be located on a parcel of land at least twenty (20) acres in size and a portion of the parcel of land shall be actively involved in the Current Agricultural Use Value (CAUV) Program. The applicant shall provide proof of participation in the CAUV Program.

- b. The area of the farm related business used for structures, parking, storage, display, landscaping, etc. shall incorporate no more than two (2) acres of land. A drive serving the farm related business may be excluded from the calculation of the two (2) acres.
- c. The owner or occupant of the farm must be engaged in the farm related business.
- d. The use must be conducted within a completely enclosed building typical of farm buildings, except as stipulated in Item F below.
- e. Any building and/or parking area used for the farm related business must be located at least two hundred (200) feet from the dwelling and road right-of-way and three hundred (300) feet from any surrounding residential dwelling.
- f. Storage of supplies, materials or products shall be located within a completely enclosed building or if stored outdoors shall be completely screened from view.
- g. Signs shall be in accordance with the provisions of Section 1000.00.
- h. Parking shall be in accordance with the provisions of Section 900.00.
- i. Any number of farm related businesses may be permitted, provided that all of the conditions herein shall be met collectively, as if determined for a single use on the site. Some examples of farm related businesses (if suitably sized) include, but need not be limited to:
  - 1. Blacksmith shops
  - 2. Butcher shops
  - ☒ 3. Composting and other farm waste storage facilities
  - 4. Feed supply and fertilizer distributors
  - 5. Grain mills
  - 6. Processing of locally produced agricultural products
  - 7. Sales or repair of agricultural equipment
  - 8. Veterinary offices which primarily treat farm animals, stables and kennels
- j. Outdoor lighting shall be in compliance with Section 800.10.

#### 500.10B.46. Flag Shaped Lots

- a. Lot must be a minimum of five (5) acres.
- b. Lot must have a minimum of one hundred (100) feet of continuous frontage.
- c. Lot may not become narrower than one hundred (100) feet at any point.
- d. The narrower portion of the lot (flag pole) can not exceed an overall length of nine hundred (900) feet from the road right-of-way.
- e. Lot must widen to a distance which is equal to or greater than the zoning district's minimum lot width requirement.

Agricultural uses shall comply with the following requirements:

1. Accessory buildings used for agriculture

Accessory buildings used for agricultural purposes shall comply with the requirements as set forth in Section 610.03, except as specified in Section 650.00.B.3.

2. Animals

a. Dairying and animal and poultry husbandry, except for household pets, shall not be permitted on lots with less than two (2) acres in area.

b. Goat, small animal and poultry husbandry shall be permitted on lots with a minimum of two (2) acres, and up to five (5) acres, providing an approved manure management plan (obtained from the Natural Resource Conservation Service (NRCS) or from a Certified Crop Advisor) is submitted to the Zoning Inspector.

3. Shelter for Animals

The following regulations are established for the keeping of animals in accordance with Section 650.00.C.2.b.

a. Whenever one (1) or more animals are kept on a lot, a shelter shall be constructed on the lot.

b. The area of the shelter shall not exceed 3% percent of the lot area.

c. Animal shelters and enclosures must be maintained and drainage established to prevent ponding of water, insect breeding areas, and health hazards for animals and humans. The premises and shelters shall conform to the Sanitary Code of the Portage County Health District.

d. Animal shelters shall be located no closer than:

1. Sixty (60) feet to street right-of-way.

2. Fifty (50) feet to a side or rear lot line.

3. One hundred (100) feet down hill from any water well

4. Fencing of Animals

Whenever one or more animals are kept outdoors on a lot, the following regulations are established for the keeping of animals in accordance with Section 650.00.C.2.b.

a. A fence shall be required for animals such as, but not limited to horses, mules, donkeys, swine, cattle, buffalo, alpacas, llamas, goats and sheep.

b. The fence shall be located a minimum of two (2) feet from any front, side or rear lot line.

c. Livestock fences, in accordance with the State of Ohio's preferred partition fence specifications, as currently described in O.R.C. Section 971.01(E) which may be one of the following:

**Section 600: Regulations Applicable To All Districts 141**

1. Woven wire of standard or high tensile with one or two strands of barbed wire at least 48 inches from the ground;

2. Non-electric high tensile with at least seven strands constructed in accordance with NRCS standards; or

3. Barbed wire, electric or live fence agreeable to both landowners.

Other types of fences may be permitted if the owners of adjoining properties enter into a written agreement that states that no fence is needed between the properties, a fence other than a preferred partition fence may be built and maintained pursuant to Division (C) (1) of Section 971.02 of the Ohio Revised Code, or the rights and obligations of the owners are different from what is established in this chapter. The agreement shall be filed with the county recorder and placed in the partition fence



Affidavit of Exemption for Agriculture

The Undersigned, owner or lessee, does hereby swear or affirm that the land or building or structure described below, proposed or existing, is or will be used for agricultural purposes as described in Section 500.10 and 650 of the Mantua Township Zoning Resolution. Therefore, such use does not require a zoning certificate and will not require a zoning certificate unless the use changes from such exempted purpose.

**Agriculture:**

For the purposes of this Resolution, "Agriculture" shall include farming; ranching; aquaculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, horses and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; production of field crops, tobacco, fruits, vegetable, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

**Land location:** Mantua Township, Ohio **PPN:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Zoning:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Owners Phone:** \_\_\_\_\_

**Occupant:** \_\_\_\_\_

**Occupant Phone:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Describe Land or Building or structure to be used for the exempted purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITNESS my signature,

\_\_\_\_\_  
LAND OWNER

STATE of OHIO, County of Portage

The foregoing instrument was sworn to or affirmed and signed before me on:

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary